



Oxford Street,
Long Eaton, Nottingham
NG10 1JR

Price Guide £95-115,000
Freehold



A TWO DOUBLE BEDROOM MID-TERRACED PROPERTY BEING SOLD WITH NO ONWARD CHAIN WITH AN ENCLOSED REAR GARDEN.

Robert Ellis are pleased to be able to bring to the market this spacious, two double bedroom mid-terraced property being sold with the benefit of no onward chain. The property is constructed of brick and would be perfectly suited to first time buyers and investors alike. There is UPVC double glazing and gas central heating throughout and the property is in need of cosmetic modernisation. An internal viewing is highly recommended.

In brief, the property comprises a lounge, dining room with built in storage and kitchen with appliances included. To the first floor there are two large double bedrooms with the family bathroom being situated to the rear of the property with access from the main bedroom. To the front there is a wall setting the property away from the road and to the rear, an enclosed garden with a patio area and turf.

Located in the popular residential town of Long Eaton, close to a wide range of local amenities and in the middle of the town centre where supermarkets and healthcare facilities are within walking distance. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.



Lounge

11'0 x 11'2 approx (3.35m x 3.40m approx)

UPVC double glazed front door, UPVC double glazed window overlooking the front, radiator, MDF flooring, gas fire, ceiling light and door to:

Inner Hall

Stairs to the first floor and door to:

Dining Room

11'4 x 11'2 approx (3.45m x 3.40m approx)

UPVC double glazed window overlooking the rear, wooden floorboards, radiator, under stairs storage cupboard, ceiling light.

Kitchen

13'5 x 5'5 approx (4.09m x 1.65m approx)

UPVC double glazed door leading to the garden, UPVC double glazed windows overlooking the side, vinyl flooring, radiator, fridge/freezer, washing machine, cooker with hob, overhead extractor fan, ceiling light.

First Floor Landing

With doors to:

Bedroom 1

11'2 x 11'5 approx (3.40m x 3.48m approx)

UPVC double glazed window overlooking the front, carpeted flooring, over stairs storage cupboard, radiator, ceiling light.

Bedroom 2

11'0 x 11'2 approx (3.35m x 3.40m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

Bathroom

8'5 x 5'6 approx (2.57m x 1.68m approx)

UPVC double glazed patterned window overlooking the rear, vinyl flooring, bath with shower over the bath, low flush w.c, pedestal sink, radiator, storage cupboard, ceiling light.

Outside

To the front of the property there is a wall setting the property away from the road. To the rear, an enclosed garden with a patio area and lawn.

Directions

On leaving our Long Eaton office turn right onto Oxford Street.

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 72mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – Low, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SDL Link

<https://www.sdlauctions.co.uk/property/44304/terraced-house-for-auction-nottingham/>



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.